Draft Future Land Use Map

3/30/2021

LAND USE CATEGORY	COLOR	DESCRIPTION
Downtown Core		The City's highest intensity area and a primary employment, civic and commercial hub for the community. Future development should include residential uses, where possible, that allow opportunities for all residents to live close to work and the City's core civic amenities. Building heights range up to 10 stories.
Urban Mixed Use Node		Urban mixed use areas that support the City's employment, commercial, and housing needs at key locations. Includes apartment and office buildings with ground floor active uses. Building heights range up to 10 stories.
Urban Mixed Use Corridor		Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the City. Includes apartment and office buildings with ground floor active uses. Building heights range from 5 stories up to 8 stories at key intersections.
Industrial Mixed Use		Light industrial/manufacturing employment areas. Allows for limited residential and commercial development. Building heights range up to 6 stories.
Neighborhood Mixed Use Node		Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding low- and medium-intensity residential areas. Development of vertical mixed use buildings is encouraged. Building heights range up to 4 stories.
Neighborhood Mixed Use Corridor		Walkable, neighborhood mixed use arranged along corridors that support existing residential districts. Residential uses include small multi-unit buildings and live/work units. Building heights range up to 4 stories (3 stories at constrained sites). Allows neighborhood service and commercial convenience uses near key intersections.
High-Intensity Residential		Neighborhoods and sites for multi-unit housing. Building heights range up to 4 stories. Allows ground floor active uses at select locations.
Medium-Intensity Residential		Medium density housing types, including rowhouses, townhouses, and smaller multi-unit buildings, compatible with adjacent low intensity neighborhoods. Building heights range up to 2.5 stories. Allows ground floor active uses at select locations.
Low-Intensity Residential		A range of housing types scaled in context with the existing single-family character, such as 2-unit, 3-unit and accessory dwelling units (ADUs), where appropriate. Building heights range up to 2.5 stories. Allows limited ground floor active uses at select locations.
Public Park or Open Spaces		Public open spaces.
Proffered Open Spaces		Public and semi-public open spaces.
Cemetery		Cemetery
Civic		City and County government land uses.
Education		Schools
UVA		Properties owned and managed by the University of Virginia.